

# RiverBluff PUD Subdivision Development Plan - Revision 2

**OWNER/  
DEVELOPER**  
Riverbluff Investments,  
LLC  
103 Forest Crossing Blvd.  
Suite 204  
Franklin, TN 37064  
Jim Cross  
615.377.6111  
jimc@centuryconst.com

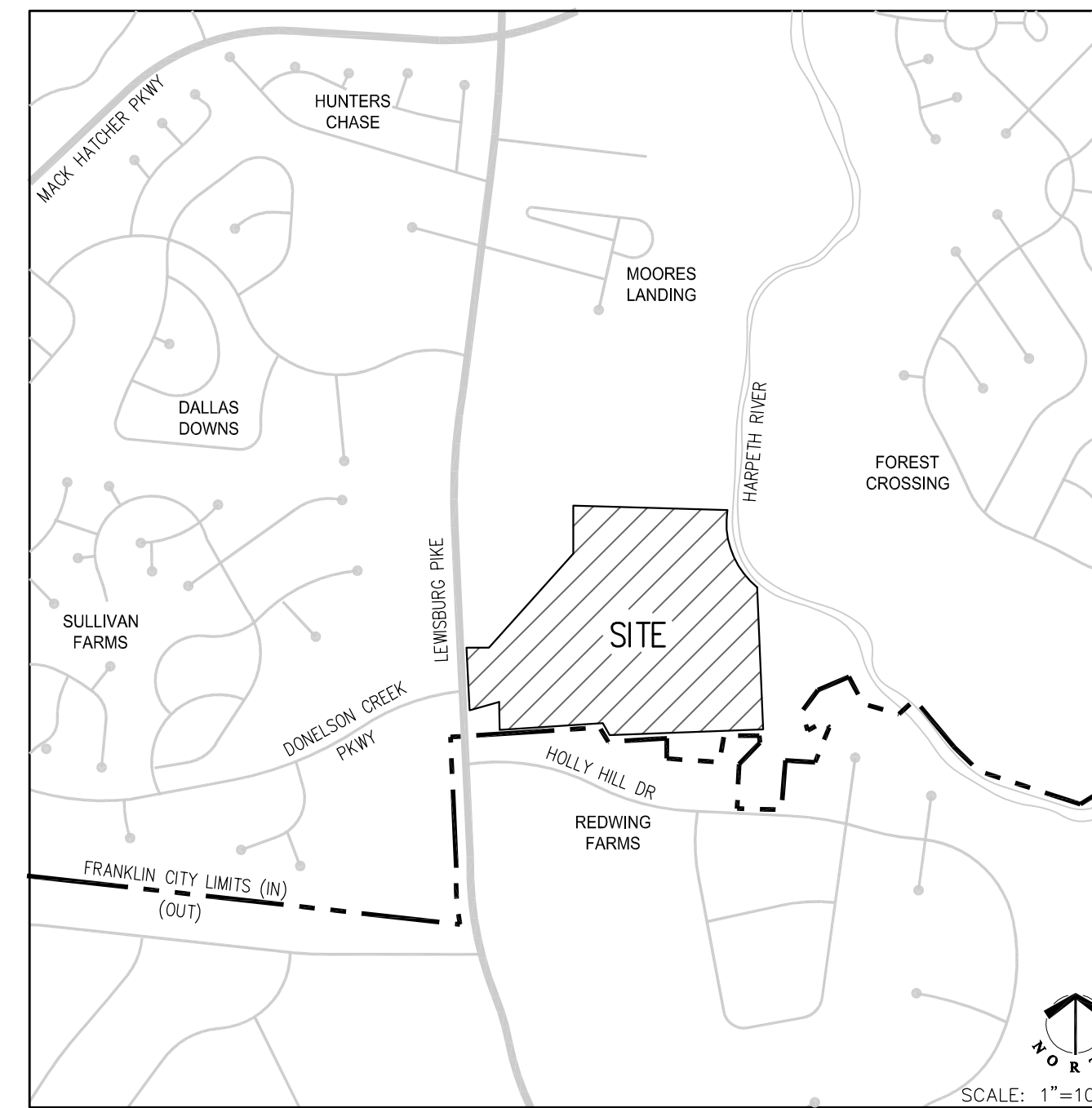
**PLANNER/  
LANDSCAPE  
ARCHITECT**  
DesignStudio  
908 High Point Ridge Road  
Franklin, TN 37069  
Jason Goddard  
615.218.8118  
jgoddard@designstudioplan.com

**ENGINEER**  
CivilSite Design Group  
630 Southgate Avenue  
Suite A  
Nashville, TN 37203  
Sean DeCoster  
615.248.9999  
seand@civil-site.com

**SURVEYOR**  
Donlon Land Surveying,  
LLC  
8120 Sawyer Brown Road  
Suite 110 A  
Nashville, TN 37221  
Mark Donlon  
615.673.9116  
mdonlonrls@bellsouth.net

## SHEET INDEX:

	Date	Revision 2
CVR Cover Sheet	6/9/14	4/4/17
L-1.0 Existing Conditions and Surrounding Uses Plan	03/01/13	4/4/17
L-2.0 PUD Development Plan	6/9/14	4/4/17
C-1.0 Conceptual Stormwater Management Grading, and Utility Plan Autoturn Exhibits	6/9/14	



## PROPERTY DESCRIPTION:

44.27 Acre Subject Property - Being all of parcel 19.05, Map 89 recorded in Deed Book 106, Page 414 and a portion of parcel 19.02, Map 89 recorded in Deed Book 1859, Page 6 and a portion of parcel 19.03, Map 89 recorded in Deed Book 1859, Page 8 R.O.W.C., TN.

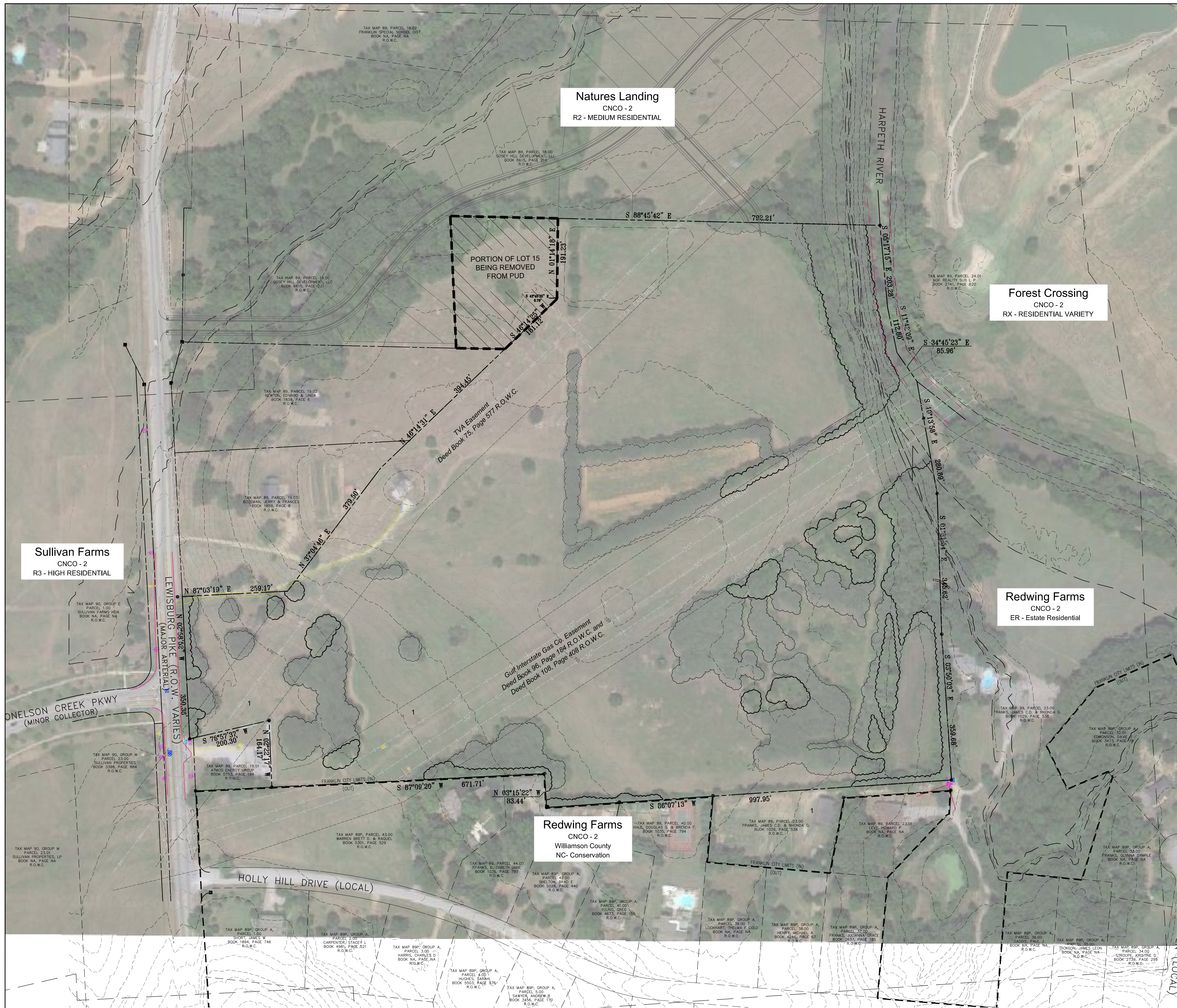
City of Franklin # 6382  
Job No. 12012

Sheet No.

# CVR

Date: 06/09/14  
Revised: 4/4/17





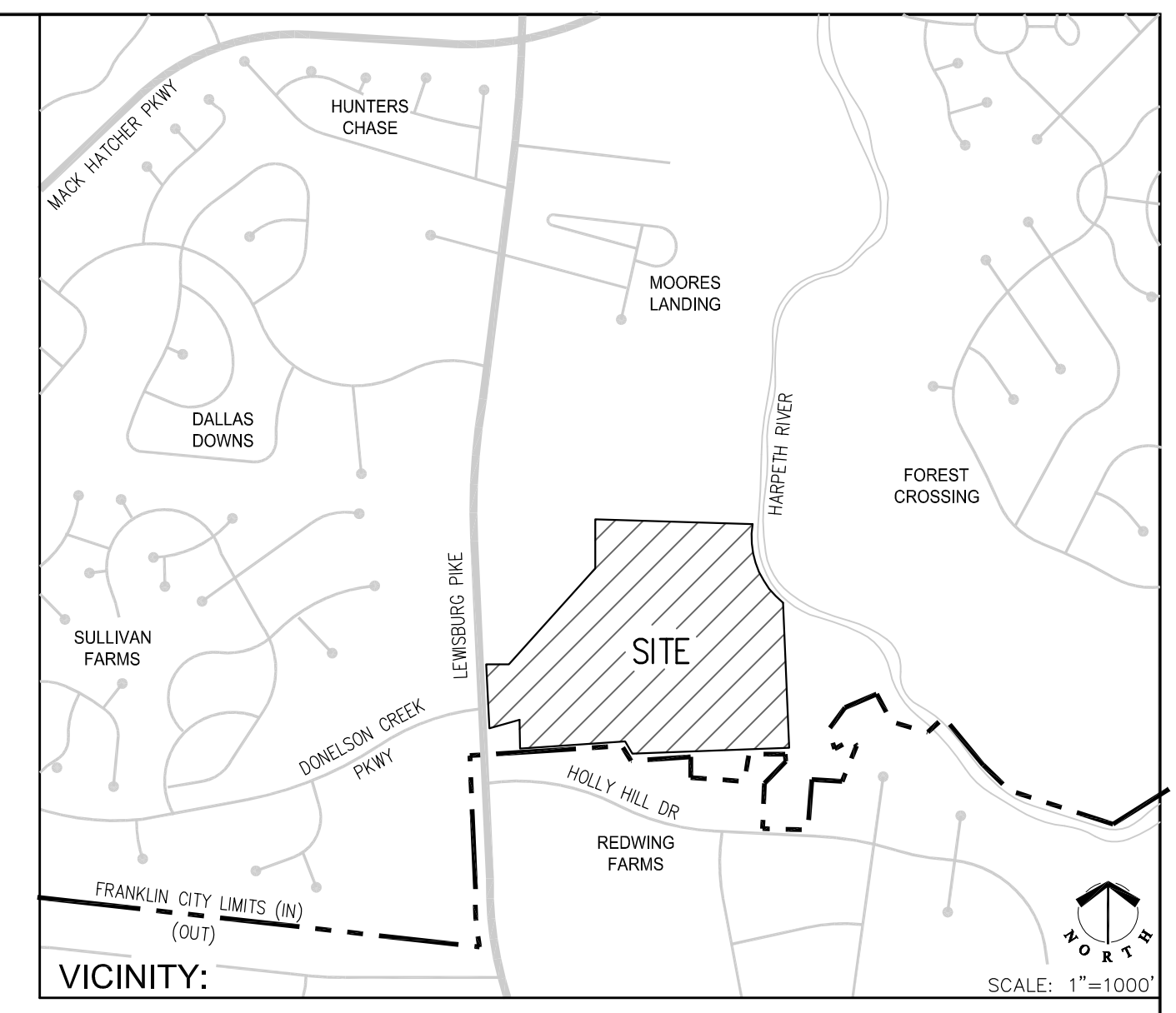
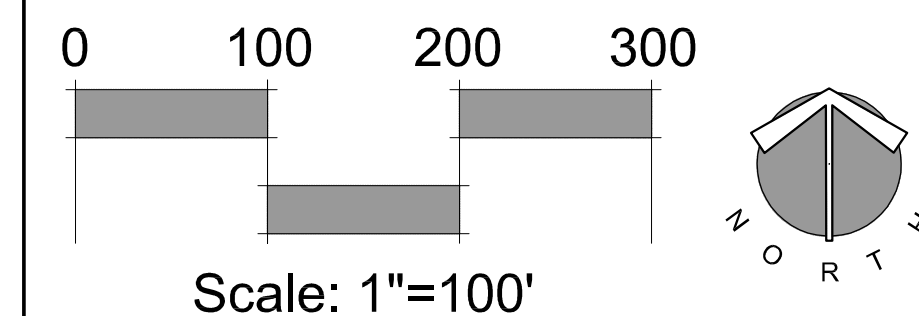
**Sullivan Farms**  
CNCO - 2  
R3 - HIGH RESIDENTIAL

**Natures Landing**  
CNCO - 2  
R2 - MEDIUM RESIDENTIAL

**Forest Crossing**  
CNCO - 2  
RX - RESIDENTIAL VARIETY

**Redwing Farms**  
CNCO - 2  
ER - Estate Residential

**Redwing Farms**  
CNCO - 2  
Williamson County  
NC - Conservation



**SITE DATA:**

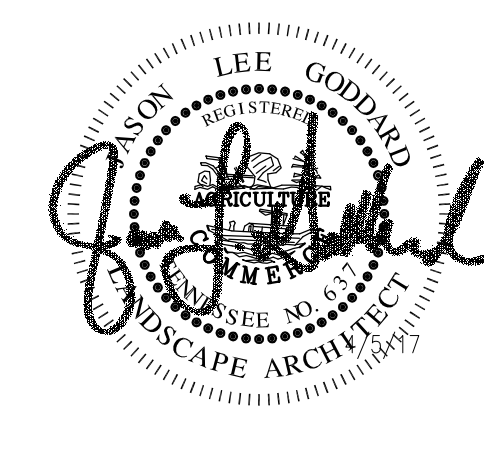
PROJECT NAME:	RIVERBLUFF
PROJECT#: 6382	
ADDRESS: RIVERBLUFF DRIVE, FRANKLIN	
COUNTY: WILLIAMSON	
STATE: TENNESSEE	
CIVIL DISTRICT: 10TH	
LEGAL DESCRIPTION: Being all of parcel 19.05, Map 89 recorded in Deed Book 106, Page 414 and a portion of parcel 19.02, Map 89 recorded in Deed Book 1859, Page 6 and a portion of parcel 19.03, Map 89 recorded in Deed Book 1859, Page 8 R.O.W.C., TN.	
ACREAGE OF SITE: 44.27 ACRES	
SQUARE FOOTAGE OF SITE: 1,928,373.98 SF	
TREE CANOPY COVERAGE: 478,508 SF (24.99% OF SITE)	
EXISTING ZONING: MEDIUM RESIDENTIAL (R-2)	
PROPOSED ZONING: MEDIUM RESIDENTIAL (R-2)	
CHARACTER AREA OVERLAY: CNCO - 2	
DEVELOPMENT STANDARD: CONVENTIONAL	
DRAINAGE BASIN: HARPETH RIVER	
RAILROAD INFRASTRUCTURE/ ROW: NONE	
MINERAL RIGHTS: PROPERTY IS SUBJECT TO MINERAL RIGHTS AGREEMENT TO THE MONSANTO CHEMICAL COMPANY, DEED BOOK 94 R.O.W.C., AND PAGE 486.	
GAS EASEMENT: PROPERTY IS SUBJECT TO RIGHT OF WAY AGREEMENT WITH GULF INTERSTATE GAS CO. DEED BOOK 96, PAGE 184 R.O.W.C., AND DEED BOOK 108, PAGE 408 R.O.W.C.	
TVA EASEMENT: PROPERTY IS SUBJECT TO A GRANT OF TRANSMISSION LINE EASEMENT DEED BOOK 75, PAGE 577 R.O.W.C.	
EXISTING STRUCTURES: NONE	

**LEGEND:**

	APPROXIMATE AREA OF TREE CANOPY TO BE PRESERVED
	APPROXIMATE AREA OF TREE CANOPY TO BE REMOVED

**TREE CANOPY/ PRESERVATION PLAN:**

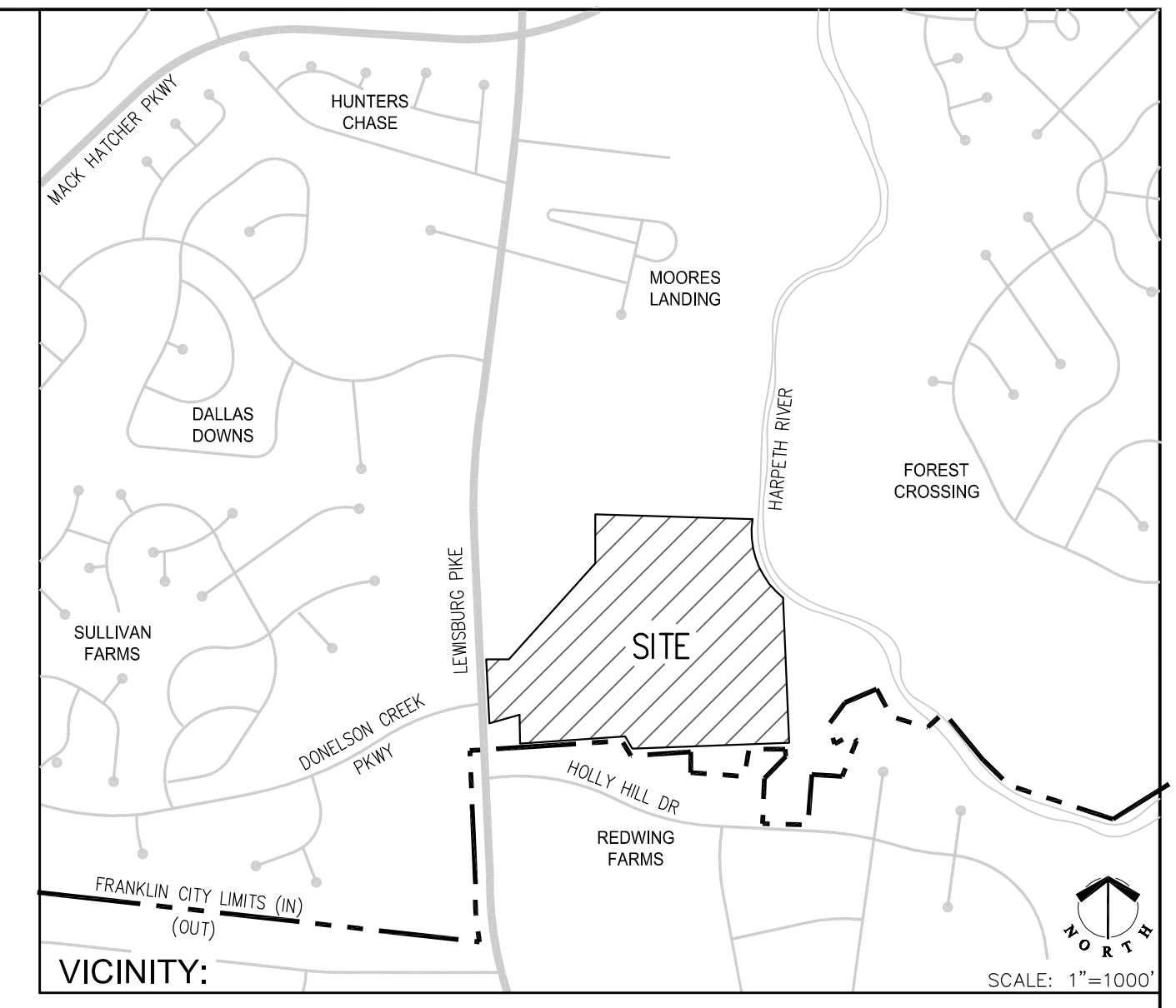
EXISTING TREE CANOPY COVERAGE:	24.99% OF SITE (478,508 SF)
TREE CANOPY RETENTION (MIN):	12.0% (.25 EXISTING COVER) X .48 (REQ. RETENTION COVER)
MINIMUM TREE PROTECTION ZONE:	229,758.72 SF
TREE PROTECTION PROVIDED:	238,740 SF



date: March 13, 2017  
revisions: April 5, 2017

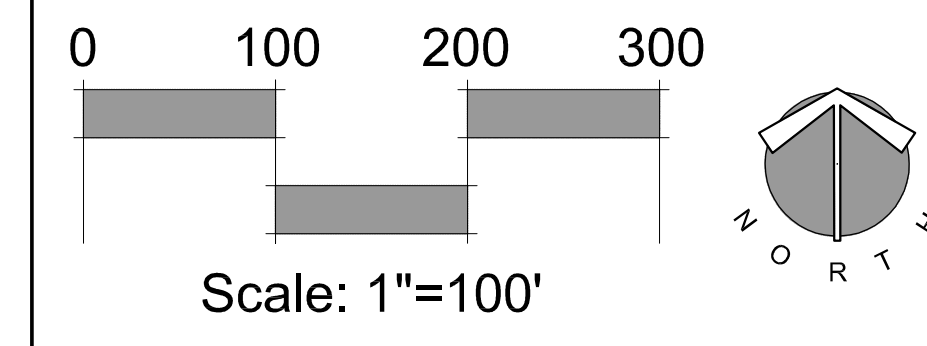
COF no. 6382  
project no. 12012  
scale. 1"=100'





**SITE DATA:**

PROJECT NAME:	RIVERBLUFF (Approved by City of Franklin and Williamson County)
SUBDIVISION:	6382
LOT NUMBER:	N/A
ADDRESS:	RIVERBLUFF DRIVE, FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
EXISTING ZONING:	MEDIUM RESIDENTIAL (R-2)
CHARACTER AREA OVERLAY:	CNCO-2
OTHER APPLICABLE OVERLAYS:	FFO FWO (SMALL PORTION)
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	44.27 ACRES
SQUARE FOOTAGE OF SITE:	1,929,373.98 SF
MINIMUM REQUIRED SETBACK LINES:	REFER TO TYPICAL LOT CHART ON THIS SHEET
OWNER:	RiverBluff Investments, LLC - Jim Cross
ADDRESS:	103 Forest Crossing Blvd., Suite 204, Franklin, TN 37064
PHONE NO:	615.377.6111
EMAIL ADDRESS:	jim@centuryconst.com
APPLICANT:	DESIGNSTUDIO, LLC
PHONE NO:	615.218.8118
EMAIL ADDRESS:	jgoddard@designstudioplan.com
CONTACT NAME:	JASON GODDARD
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	N/A
LANDSCAPE SURFACE RATIO:	.40
MINIMUM LANDSCAPE SURFACE RATIO:	.40
MINIMUM PARKING REQUIREMENT:	2 SPACES PER DETACHED SINGLE FAMILY HOME
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	2 SPACES PER DETACHED SINGLE FAMILY HOME - MIN
PARKING PROVIDED:	N/A
RESIDENTIAL DENSITY:	1.78 DU/A
TREE CANOPY:	REFER TO TREE CANOPY NOTES
PARKLAND DEDICATION:	FEES IN LIEU OF PARKLAND DEDICATION SHALL BE PAID PRIOR TO THE RECORDING OF THE FIRST FINAL PLAT FOR THIS SUBDIVISION.
OPEN SPACE SET-ASIDE:	
REQUIRED:	289,256.1 SF (15%) FORMAL: 96,409.1 SF (33%) INFORMAL: 192,847.0 SF (66%)
PROVIDED:	901,205.1 SF (49.7%) FORMAL: 109,375.1 SF (37.8%) INFORMAL: 791,830.1 SF (27.4%)
SITE AMENITIES - FORMAL OPENSACE AMENITIES SHALL INCLUDE:	WALKS, SEATING AREAS, BENCHES, LANDSCAPING, AND DECORATIVE STREET LIGHTING. FINAL DESIGNS TO BE DEVELOPED WITH THE SITE PLAN.
DRAINAGE BASIN:	HARPETH RIVER
RAILROAD INFRASTRUCTURE/ROW:	NONE
MINERAL RIGHTS:	PROPERTY IS SUBJECT TO MINERAL RIGHTS AGREEMENT TO THE MONSANTO CHEMICAL COMPANY, DEED BOOK 94 R.O.W.C., AND PAGE 486.
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<b>TREE CANOPY/ PRESERVATION PLAN:</b>	
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MINIMUM TREE PROTECTION ZONE:	229,758.72 SF
TREE PROTECTION PROVIDED:	238,740 SF
<b>CRITICAL TREE LOTS</b>	
* LOTS 11-13 AND 43-48 SHALL BE DESIGNATED "CRITICAL TREE LOTS"	
<b>PLANNING NARRATIVE:</b>	
RIVERBLUFF IS LOCATED IN SPECIAL AREA 2 OF THE CARNTON CHARACTER AREA. THE 43.95 AC SITE IS LOCATED ON LEWISBURG PIKE, EAST OF DONELSON CREEK PARKWAY. SURROUNDING USES INCLUDE: SULLIVAN FARMS SUBDIVISION (WEST), AN UNDEVELOPED TRACT (NORTH), REDWING FARMS (SOUTH) AND THE HARPETH RIVER TO THE EAST. THE PROPOSED PLAN UTILIZES CONVENTIONAL PLANNING STANDARDS WHICH IS CONGRUENT WITH THE LAND USE PLAN RECOMMENDATIONS.	
<b>COMMUNITY INFRASTRUCTURE IMPACTS:</b>	

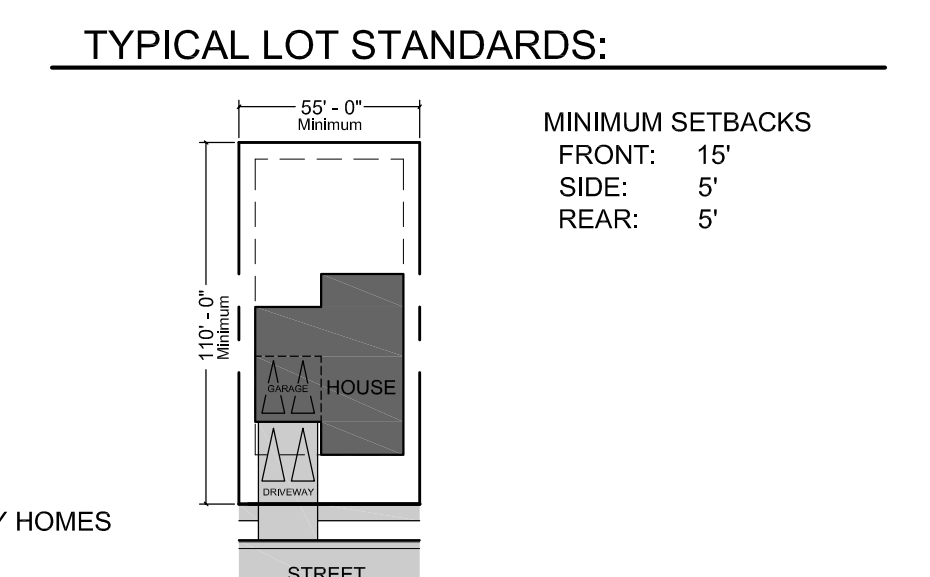


**CONNECTIVITY INDEX:**

LINKS	9
NODES	6
9/5 = 1.80	(1.05 REQUIRED)

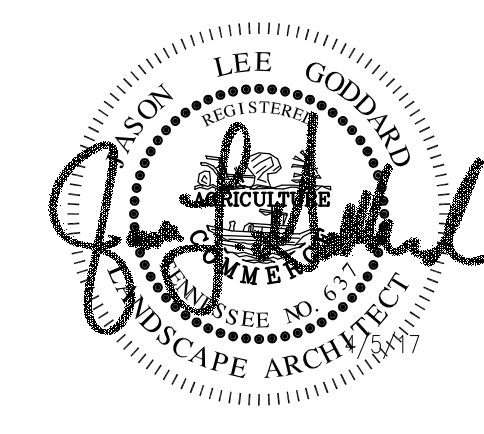
**PROJECT PHASING:**

UNITS PER PHASE:	
PHASE I	38
PHASE II	20
PHASE III	21
TOTAL	79 SINGLE FAMILY HOMES



**STATEMENT OF ARCHITECTURAL INTENT:**  
A VARIETY OF FRONT ELEVATIONS INCLUDING BRICK, SIMULATED STONE, AND CEMENTATIIOUS SIDING. SIDE AND REAR ELEVATIONS TO BE MASONRY MATERIAL OF EITHER BRICK OR CEMENTATIIOUS SIDING.

**BUILDING HEIGHT:** 3 STORY MAXIMUM  
**SQUARE FOOTAGE RANGE:** 1,700 SF - 4,200 SF



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